091.A	0001	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	638,800	/	638,800
USE VALUE:	638,800	/	638,800
ASSESSED:	638,800	/	638,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		JEFFREY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PIZZANO RONALD/ELIZABETH
Owner 2:	PIZZANO TRUST
Owner 3:	
Street 1:	11 JEFFREY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PIZZANO RONALD C--ETAL -
Owner 2:	PIZZANO ELIZABETH M -
Street 1:	11 JEFFREY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,558 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1965, having primarily Wood Shingle Exterior and 1462 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6558.000	207,100		431,700	638,800
Total Card	0.151	207,100		431,700	638,800
Total Parcel	0.151	207,100		431,700	638,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.06 | /Parcel: 437.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	129113
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!7452!

PREVIOUS ASSESSMENT

Parcel ID: 091.A-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	207,100	0	6,558.	431,700	638,800	638,800	Year End Roll	12/18/2019
2019	101	FV	190,900	0	6,558.	437,900	628,800	628,800	Year End Roll	1/3/2019
2018	101	FV	190,900	0	6,558.	326,900	517,800	517,800	Year End Roll	12/20/2017
2017	101	FV	190,900	0	6,558.	296,000	486,900	486,900	Year End Roll	1/3/2017
2016	101	FV	190,900	0	6,558.	283,700	474,600	474,600	Year End	1/4/2016
2015	101	FV	193,900	0	6,558.	240,500	434,400	434,400	Year End Roll	12/11/2014
2014	101	FV	193,900	0	6,558.	228,200	422,100	422,100	Year End Roll	12/16/2013
2013	101	FV	193,900	0	6,558.	217,100	411,000	411,000		12/13/2012

PRINT

Date	Time
12/10/20	22:05:16

LAST REV

Date	Time
12/01/20	10:37:37
jorourke	
7452	

USER DEFINED

Prior Id # 1:	129113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PIZZANO RONALD	46273-34		10/13/2005	Family	1	No	No		
	11253-13		11/1/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/6/2018	1097	New Wind	5,500	C				
11/18/2010	2313	New Wind	4,000					
11/1/2006	946	Redo Kit	21,400			G8	GR FY08	
9/14/1994	478	Manual	2,660					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
3/18/2009	Meas/Inspect	189	PATRIOT
3/13/2000	Inspected	264	PATRIOT
2/16/2000	Measured	264	PATRIOT
2/16/2000	Measured	264	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6558		Sq. Ft.	Site		0	70.	0.94	5									431,718						431,700	

Total AC/HA: 0.15055 | Total SF/SM: 6558 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 431,718 | Spl Credit | Total: 431,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00739920
Adj $ / SQ:	129.199
Other Features:	93800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	281403
Depreciation:	74290
Depreciated Total:	207112

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

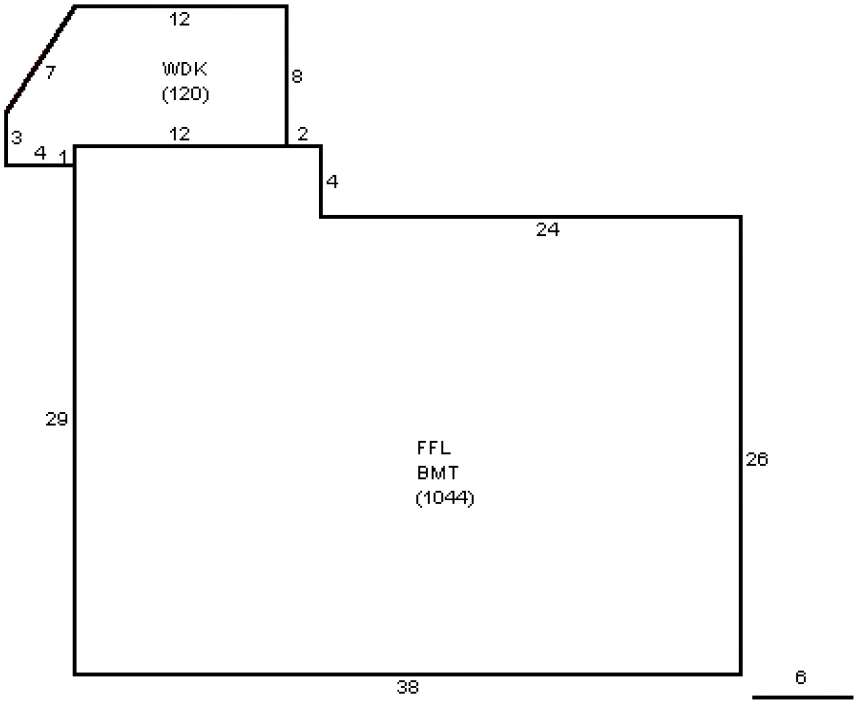
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.20
Special Features:	0	Val/Su Net:	93.80
Final Total:	207100	Val/Su SzAd	198.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,044	48.840	50,986
FFL	First Floor	1,044	129.200	134,884
WDK	Deck	120	14.440	1,733

Net Sketched Area:	2,208			Total:	187,603
Size Ad	1044	Gross Are	2208	FinArea	1462

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 091.A-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	